



Helford House, Westland Avenue, Compton, Wolverhampton, WV3 9NX



# Helford House, Westland Avenue, Compton, Wolverhampton, WV3 9NX

An attractive and well-presented detached family home providing skilfully extended accommodation in a highly regarded address

## LOCATION

Westland Avenue is a sought-after road which lies within easy reach of a wide range of local amenities and which is particularly accessible for the city centre itself.

One of the principal attractions of the location is the excellent proximity to a wide range of schooling of high repute in both sectors. Wolverhampton Grammar School and the Girls High School are within walking distance and St Peters and St Edmunds are nearby.

## DESCRIPTION

Helford House is a delightful family home with well-proportioned living accommodation over both ground and first floors which has been substantially extended over the years to enhance the scope of accommodation provided. There are rooms of notable proportions and the house has been well-maintained and is presented to the market with fine internal conditions with appointments of quality and tasteful décor. The property benefits from double glazed windows and gas fired central heating with the boiler having been replaced in 2021.

The house stands in a fine plot behind a dual entrance carriage driveway providing ample off street parking, there is an electric car charging point, a garage and a lovely garden to the rear.

## ACCOMMODATION

An enclosed PORCH with quarry tiled floor has a leaded front door opening into the HALL with laminated flooring, an understairs storage cupboard and wiring for wall lights. The LOUNGE is a large, through room with a light aspect with a window to the front and sliding patio doors to the rear garden, a living flame coal effect gas fire with contemporary surround and the DINING ROOM is a well-proportioned second reception room with a window to the front, coved ceiling and laminated flooring. There is a BREAKFAST KITCHEN which was fitted by well-know specialists Dayrooms of Tettenhall with a contemporary range of gloss fronted wall and base mounted cabinetry, an integrated Stoves double electric oven and four ring gas hob with filtration unit above, plumbing for a dishwasher, a sink unit, Amtico flooring, integrated ceiling lighting, two windows overlooking the rear garden and a door into the LAUNDRY with wall and base mounted cupboards, sink unit, plumbing for a washing machine, space for a tumble dryer, tiled floor, a door to the garden and a CLOAKROOM with a WC, rear window, integrated ceiling lighting and quarry tiled floor. A glazed door from the laundry opens into a SITTING ROOM / OFFICE which could be an ideal room for those wishing to work from home with a light, corner aspect with windows to both the front and side and a wide bank of fitted storage cupboards.

An oak and glass staircase rises from the hall to the first floor landing with a window to the front and access to the roof space. There is a superb PRINCIPAL BEDROOM SUITE with a large double bedroom with a window to the front, wooden flooring, wiring for a wall mounted TV together with a DRESSING AREA with a wide bank of fitted wardrobes, wooden flooring, a window overlooking the rear garden, integrated ceiling lighting and a glazed door into the EN-SUITE SHOWER ROOM with a contemporary suite with a fully tiled corner shower, WC and wall hung wash basin, tiled walls, a chrome towel rail radiator, a rear window and integrated ceiling lighting. BEDROOM TWO is a good double room in size with a window to the front and the BATHROOM has a well-appointed suite with a panelled bath, separate fully tiled corner shower, pedestal basin and WC, part tiled walls, integrated ceiling lighting, a rear window and a chrome towel rail radiator. A door from the landing opens into an inner landing with a STUDY AREA with fitted storage units, a concealed wall mounted Vaillant boiler which was fitted in 2021 and a window overlooking the rear garden. BEDROOM THREE is a good room in size with a window overlooking the rear garden and a vanity unit with inset wash basin with cupboards beneath and mirror fronted cupboard above and ceiling coving. BEDROOM FOUR is also a good room in size with coved ceiling and a window to the front.

## OUTSIDE

Helford House stands behind a wide frontage with a dual entrance carriage DRIVEWAY laid in tarmacadam providing ample off street parking for several vehicles together with stocked beds and borders. There is a GARAGE with double wooden doors to both the front and rear, electric light and power.

The REAR GARDEN has been well landscaped with an extensive seating terrace to the full width of the rear of the house leading to the shaped rear lawn which is partly walled with well stocked beds and borders, a further patio to the rear, two ornamental ponds with a connecting waterfall and a SUMMER HOUSE.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND E – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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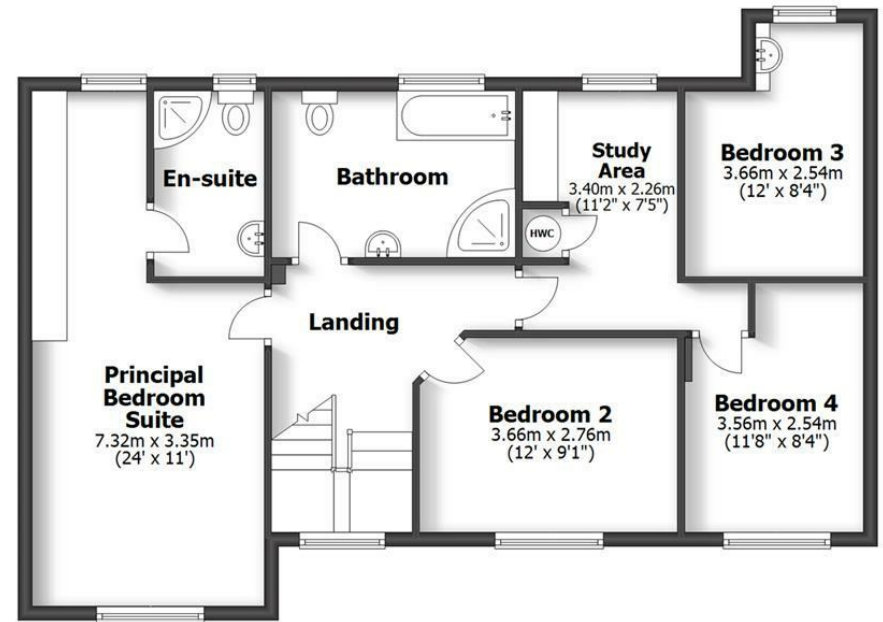
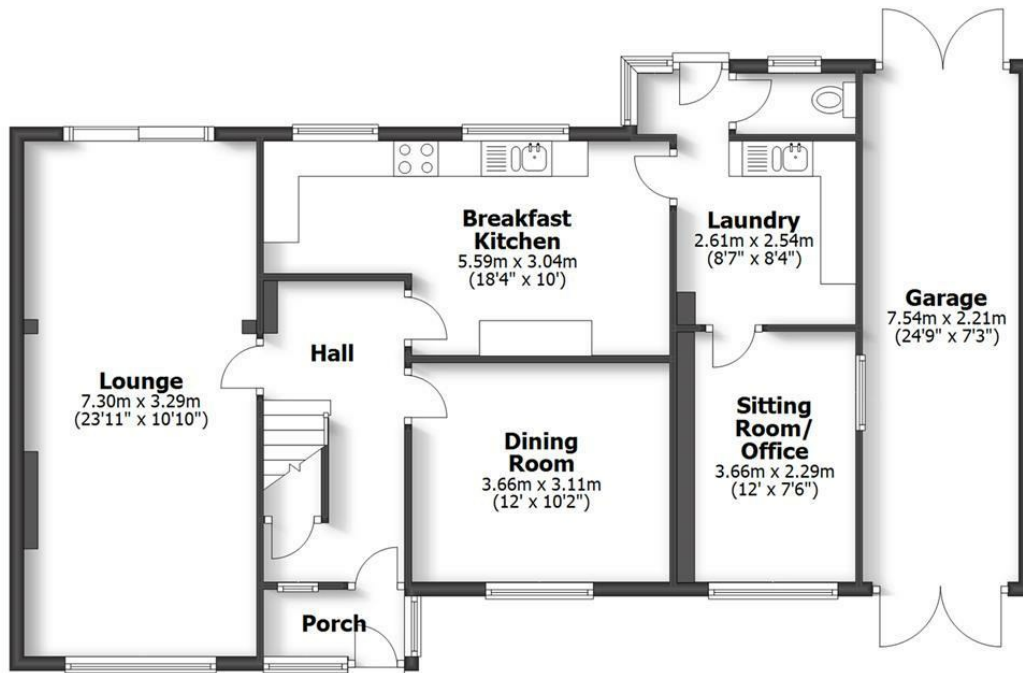
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**HELFDORD HOUSE**  
WESTLAND AVENUE, COMPTON

HOUSE: 160.1sq.m. 1723sq.ft.  
GARAGE: 16.7sq.m. 179sq.ft.  
**TOTAL: 176.8sq.m. 1902sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



**Ground Floor**

**First Floor**



